



AGENDA ITEM NUMBER _____

Bernalillo County Board of County Commissioners

Meeting Date: November 23, 2004

Department: Zoning, Building, Planning & Environmental Health **Staff Contact:** Brennon Williams, Zoning Administrator

TITLE: CONSENT: Cancellation of a Special Use Permit for Two Mobile Homes and a Single-Family Dwelling (CSU-85-45)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Cancellation

SUMMARY:

On October 6, 2004, the County Planning Commission (CPC) voted 6-0 (Commissioner Montano absent) to cancel a Special Use Permit for Two Mobile Homes and a Single-Family Dwelling. The subject property is located at 2305 Margo Road SW, zoned A-1, and contains 1.18 acres. The CPC decision was based on eight (8) Findings:

1. This is a request for cancellation of an existing Special Use Permit for Two Mobile Homes and a Single-Family Dwelling (CSU-85-45).
2. The cancellation action is a result of a violation.
3. The property has failed to comply with the approved site plan, in that inoperative vehicles and litter/debris, including automobile tires, household appliances and furniture, are allowed to remain on the site.
4. The trash/debris on the site are attractive to fauna which may be disease vectors.
5. The Zoning, Building & Planning Department has sent letters of intent to cancel the Special Use Permit (CSU-85-45), dated June 15, 2004 and August 27, 2004, written pursuant to Section 18.H of the Comprehensive Zoning Ordinance of Bernalillo County.
6. This decision removes the Special Use Permit (CSU-85-45) from the property and reverts the zoning at this site back to the underlying zoning to A-1 Rural Agricultural.
7. The Zoning Enforcement Office has agreed to stay any enforcement action for six (6) months during which time owners have indicated that they will remove the inoperative vehicles, the outdoor storage and one of the existing mobile homes.

8. The owner has agreed to make application for a Conditional Use for a medical hardship for the remaining mobile home within three (3) months of the final decision date for this case.

ATTACHMENTS:

1. County Planning Commission Notice of Decision (October 8, 2004)
2. County Planning Commission Packet (October 6, 2004)

STAFF ANALYSIS SUMMARY:

Zoning/Building/Planning/Environmental Health:

Staff recommends cancellation of the Special Use Permit